

020 8864 5678
www.phillipsco.co.uk

1279 Greenford Road
Greenford, UB6 0HY

WOOD END ROAD, HARROW, HA1 3PW £875,000 Freehold



UNIMPROVED DETACHED THREE BEDROOM HOUSE ON A LARGE PLOT

Constructed during the 1930s, the property benefits from being in a residential location less than ½ mile from Sudbury Hill Piccadilly Line zone 4 station, Sudbury Hill Chiltern Branch Line station, local shops, 92 and H17 bus routes..

*** POTENTIAL DEVELOPMENT OPPORTUNITY ***

*** TWO INTERCONNECTING RECEPTION ROOMS ***

*** SPACIOUS KITCHEN/BREAKFAST ROOM ***

*** UTILITY ROOM * GROUND FLOOR W.C. ***

*** 59' X 49' REAR GARDEN * OWN DRIVE TO TWIN GARAGES ***

*** NO UPPER CHAIN ***



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



APPROX. GROSS INTERNAL FLOOR AREA 1216.32 SQ. FT / 113.00 SQ. M
 APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE CONSERVATORY 1309.10 SQ. FT / 121.62 SQ. M

COUNCIL TAX BAND F

These particulars are issued on the understanding that all negotiations are conducted through Phillips & Co. Whilst every care has been exercised in the preparation of particulars their accuracy is not guaranteed neither do they constitute an offer nor contract.

VIEWING by appointment via PHILLIPS & CO: 020 8864 5678

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